

M/0 1/5/09  
**RECEIVED**  
JAN 05 2009

**MINUTES OF A MEETING OF THE  
RAMONA COMMUNITY PLANNING GROUP**

San Diego County  
**DEPT. OF PLANNING & LAND USE**

A regular meeting of the Ramona Community Planning Group (RCPG) was held December 4, 2008, at 7 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

|                |                |                |                         |
|----------------|----------------|----------------|-------------------------|
| In Attendance: | Chad Anderson  | Chris Anderson | Torry Brean (arr. 7:30) |
|                | Matt Deskovick | Carolyn Dorroh | Kathy S. Finley         |
|                | Dennis Grimes  | Kristi Mansolf | Vivian Osborn           |
|                | Helene Radzik  | Andrew Simmons | Luauna Stines           |
|                | Dennis Sprong  | Angus Tobiason |                         |

Absent: Katherine L. Finley

Helene Radzik, Chair of the RCPG, acted as Chair of the meeting. Kristi Mansolf, Secretary of the RCPG, acted as Secretary of the meeting.

**ITEM 1: The Chair Called the Meeting to Order at 7:10 p.m.**

**ITEM 2: Pledge of Allegiance**

**ITEM 3: The Secretary Determined a Quorum was Present**

**ITEM 4 LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes – Katherine L. Finley had an excused absence.**

**ITEM 5: Approval of Order of the Agenda (Action)**

The order of the agenda was approved **13-0-0-0-2**, with no objections, and with Torry Brean and Katherine L. Finley absent.

**ITEM 6: Roberts Rules of Order – Rules of Parliamentary Procedure to be Followed during Meeting. The Brown Act – General Information on What it is and How it Applies to the RCPG (Chair)**

The Chair said Roberts Rules of Order govern how the RCPG meetings are conducted. The Brown Act defines how the public participates in the meeting.

**ITEM 7: ANNOUNCEMENTS & Correspondence Received (Chair)**

The Chair announced the RCPG had a new stamp from the County to be used when the RCPG chair signs site plan waivers.

**ITEM 8: APPROVAL OF MINUTES 11-6-08 (Action)**

The minutes of the meeting November 6, 2008, were approved **13-0-0-0-2**, with no objections, and with Torry Brean and Katherine L. Finley absent.

**ITEM 9: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda  
(No Presentations on Ongoing Projects – These Must be Agendized)**

Speaker: Luauna Stines, Ramona Resident

Ms. Stines said a prayer.

**ITEM 10: NEW BUSINESS**

**a. Report on Service First Presentation 11/15/2008 (Radzik)**

The Chair attended a meeting on November 15 at DPLU for planning and sponsor group chairs, on the County's Service First Initiative. It has been developed to implement the recommendations of DPLU's Functional and Organizational Analysis Report. The focus of the report is improving customer service, improving quality and completeness of work in a timely manner, and ensuring the land development processes promote safe and livable communities.

**ITEM 11: OLD BUSINESS – (Discussion and Possible Action)**

**a. Proposal for a New Chicken Ranch, to Replace an Old Chicken Ranch, on 195 Acres off the Old Julian Highway at Camino Vista, Old Hooper Ranch. RCPG Recommended Waiving Site Plan Requirement 7-3-08. Site Plan Waiver Lasts 6 Months. Consideration for Waiving Site Plan Requirement for an Additional 6 Months. Demler, Proponent**

Mr. Demler asked for a 6 month extension of the site plan waiver for his proposed chicken ranch. The RCPG approved the original site plan waiver in July. Proposition 2 passed – the Proposition was the motivation for the proposal. He has met with the County on the project. They are working to define how best to operationalize the elements within the proposal to fulfill Prop 2 requirements.

**MOTION: TO APPROVE A 6 MONTH EXTENSION OF THE SITE PLAN WAIVER.**

Upon motion made by Luauna Stines and seconded by Kristi Mansolf, the Motion passed 14-0-0-0-1, with Katherine L. Finley absent.

**b. Oak Tree Ranch Mobile Home Park-Status of 2<sup>nd</sup> Minor Deviation Application**

The Chair said Eric Gibson of DPLU had a meeting with the owner of the Oak Tree Ranch. This is the second minor deviation being requested at the site. An internal section of the mobilehome park burned in 2007. The owner is building a small community and has a package treatment plant. If it is determined that discretionary review is required, the RCPG will have the opportunity to see the project. Section 7609 of the Zoning Ordinance applies for the project with the minor deviation. The Chair suggested the RCPG keep track of this project in the future.

Mr. Anderson understands the site to be regulated by the State as Title 25 Housing, which regulates mobilehome parks. He doesn't believe the County has jurisdiction.

**MOTION: TO SEND A LETTER THAT WE WANT TO BE INFORMED OF CHANGES. TO REQUEST INFORMATION ON THE PROJECT MOVING ALONG.**

Upon motion made by Chris Anderson and seconded by Dennis Sprong, the Motion passed 12-2-0-0-1, with Chad Anderson and Luauna Stines voting no, and Katherine L. Finley absent.

- c. **STP 07-042, Ramona Care Facility, 14,050 sq ft, 2 story, 28 bedroom Assisted Care Facility for the Memory Impaired Senior Citizen Community. Located at 1236 D St. Mitigated Negative Declaration, dated 11-20-08. Comments due 12-19-08. Received too late for Subcommittee Review. Available online at [http://www.sdcdplu.org/dplu/ceqa\\_public\\_review.html](http://www.sdcdplu.org/dplu/ceqa_public_review.html)**

Ms. Mansolf announced the Ramona Care Facility, Mitigated Negative Declaration, was received by the RCPG and is available for comment. The site is disturbed and the report does not identify any significant, unmitigable impacts. Estimated trips per day is 65. No action taken.

**d. Ramona St. Extension – Report from 12-2-08 Meeting**

Ms. Dorroh attended the December 2 meeting at Supervisor Jacob's office with Ms. Osborn and neighbors to the Ramona St. Extension project. She said each homeowner to speak had a legally defensible argument with regards to how the project would be impacting them. There is not an appropriate setback in the project. The County has not budgeted enough money to do the project right. She would like to see this project be made a lower priority and do another project first, like putting in a right turn lane at Dye Rd.

Mr. Sprong asked if any of the other top 10 projects in the Capital Improvement list were mentioned?

Ms. Dorroh did not know.

Mr. Brean wants to know this information is not an opinion.

Ms. Anderson said the project has been on the books for a long time and a remedy has been proposed. They should find a way to move the pipeline. Before making any changes, she would like to see the relocation of the pipeline explored before making any changes. This road improvement is a vital connection in the community.

Ms. Dorroh said the section to be improved is 1,300 feet long. The County can't meet the slope requirement. The project budget is not sufficient to cover doing it right.

Ms. Anderson said she doesn't want to say to put the money anywhere in Ramona unless it is the next project on the list. This would be preferable to picking a right turn lane. 13<sup>th</sup> St. has been on the books for 100 years to be improved.

Ms. Kathy S. Finley asked Ms. Dorroh what Supervisor Jacob's response was to the project?

Ms. Dorroh said Supervisor Jacob's office will investigate.

Ms. Kathy S. Finley said she wanted to see the project through after the response.

Mr. Grimes wanted to see a defined process followed and he wanted to see the RCPG be systematic. There are a lot of issues with Ramona St. If the County can't address the issues, we should go to the next one in line.

Mr. Tobiason said the Ramona St. Extension has been on the maps since 1897. The water line doesn't run 2 months out of the year. It could easily be moved.

Ms. Osborn said Supervisor Jacob looked at the data. Staff was not prepared to address her questions. She said to go to the RCPG to find another project in Ramona. She said the project was poorly designed. She doesn't want to lose \$2 million. She asked how much for litigation, etc. She said the money would be set aside.

Mr. Deskovick said that we already decided we wanted the road. He doesn't want to set it aside. Can't we recommend that they come to us with a road? We have the opportunity now for this road. We need it in but we don't want it high. We want a minimal impact to the neighbors. The aquaduct should be lowered.

The Chair said the County put us in a difficult position. With respect to the County investigating, things may work themselves out. When it is apparent things can't be worked out, then we can make another choice. This project wasn't number 1. We should have the information in front of us when we change allocations.

Mr. Sprong said the project is 1 of the top 10 projects. There is money available to build the project and it came to the top. The County owned most of the land. Any other road will have more problems. They should mitigate as much as they can for the least impact to the neighbors.

Mr. Brean said the pipeline was not a central issue. We lose road after road – we waffle. We expect the County to answer our questions and they are not here.

Mr. Tobiason said there are 3 roads more important than this one. The South Bypass will take traffic off the road for the same amount of money. People need access to the school. We should chose a road that would better assist all of the community.

Ms. Osborn said Supervisor Jacob suggested just that – we focus on another road, such as 13<sup>th</sup> St. Even a right turn on Dye Rd. would be great.

Mr. Deskovick said he wants the road to go through. We should ask the County to redesign the project so there is less of an impact on the neighbors. He is afraid to put \$2 million on another bigger project that won't happen.

Speaker: Jeff Gan, Ramona Resident

Mr. Gan feels this road is vital for Ramona. They are already negotiating with the neighbors to get the right of way they need for the road. The aquaduct needs to be addressed. They can get something done now and do more later. In 10 years there will be new legal battles.

Speaker: Carmen LaBelle, Ramona Resident

Ms. LaBelle said she will be very impacted by the project. There will be a 12 foot wall by her house. She has a horse trailer she has to turn into her property and she is concerned her access will be impacted. People coming down the hill can come off the road. She thinks the road will happen, but it is ridiculous as is.

Speaker: Jerry Myers, Ramona Resident

Supervisor Jacob asked the County to redesign the road. The County said there is no other design. The aquaduct has not been used in 7 ½ years. Supervisor Jacob told the County to make the road work, but this can't be done. He asked the RCPG to scrap the road project.

Speaker: Donna Myers, Ramona Resident

Ms. Myers said that after the RCPG approved the project, she is having her second opportunity to speak. There is not a chance to rebut Mr. Zielanski. He says there is no other design. She canvassed the community and asked her neighbors why this road was a priority. This is the last ag preserve in Ramona. She asked the RCPG to scrap the project until it was done well.

It was noted by the Vice-Chair that Michelle Mixon, William Buck, Susan Buck, Ken Brennecke, and Patricia Brennecke did not wish to speak but wanted to register opposition to the project.

**MOTION: THE RAMONA STREET EXTENSION PROJECT BE TAKEN OFF THE TOP 10 PRIORITY LIST FOR ROADS; AND TO REQUEST AVAILABLE FUNDS THEN BE SPENT IN RAMONA.**

Upon motion made by Carolyn Dorroh and seconded by Vivian Osborn, the Motion **failed 2-11-1-0-1**, with Chris Anderson, Torry Brean, Matt Deskovick, Kathy S. Finley, Dennis Grimes, Kristi Mansolf, Helene Radzik, Andrew Simmons, Dennis Sprong, Luauna Stines and Angus Tobiason voting no, Chad Anderson abstaining, and Katherine L. Finley absent.

**MOTION: THE RCPG MAINTAINS THE SUPPORT OF THE RAMONA STREET EXTENSION PROJECT. TO RECOMMEND TO THE COUNTY (WITH OR WITHOUT OUR HELP) THEY RE-ENGINEER/REDESIGN THE ROAD WITH THE LEAST AMOUNT OF IMPACT TO THE NEIGHBORS AND INCLUDE LOWERING THE AQUADUCT AS PART OF THE PROJECT.**

Upon motion made by Matt Deskovick and seconded by Andrew Simmons, the Motion **passed 10-4-0-0-1**, with Torry Brean, Carolyn Dorroh, Vivian Osborn and Angus Tobiason voting no, and Katherine L. Finley absent.

Ms. Anderson said she doesn't want to tie the County's hands with something like the aquaduct, if it doesn't have to be lowered. She would like to see something from Supervisor Jacob. County staff isn't listening to us or the neighbors. Maybe they will listen to Supervisor Jacob. She wants to know her findings. This project is 6 on the top 10 list.

**MOTION: TO REQUEST SOMETHING IN WRITING FROM THE MEETING WITH SUPERVISOR JACOB AND THE NEIGHBORS ON HER ADVICE, COUNSEL AND COMMENTS TO REMEDY THIS ROAD SITUATION THROUGH DPW CAPITAL IMPROVEMENT PROJECT MANAGER, EDWARD ZIELANSKI.**

Upon motion made by Chris Anderson and seconded by Kathy S. Finley, the Motion **passed 14-0-0-0-1**, with Katherine L. Finley absent.

**MOTION: TO REREAD THE ABOVE MOTION RELATING TO THE RCPG MAINTAINING THE SUPPORT OF THE RAMONA STREET EXTENSION PROJECT.**

Upon motion made by Chris Anderson and seconded by Kathy S. Finley, the Motion **passed 14-0-0-0-1**, with Katherine L. Finley absent.

**e. GPA 08-010, PAA 08-008, Vacation of Montecito Rd. west of Montecito Way to Rangeland Rd. through the Airport**

Ms. Mansolf said the RCPG just received some information from the County on the portion of Montecito Rd. that goes through the airport. When the Ramona Air Center project came before the RCPG in September, 2008, the proponent asked the head of County Airports, Pete Drinkwater, to write the RCPG a letter saying we have no purview over the road going through the airport, so we did not act on it. Now it is back before us. Ms. Mansolf wasn't able to get clarification on this application from County Airports before the meeting, and no one is in attendance to explain the project.

The Chair talked to the proponent of the Ramona Air Center who said the County application process is taking over. The County is processing their portion of the application now. This is not the Ramona Air Center portion of the project. The Chair said the County sent a letter saying we had no purview. The RCPG should send a letter to the County asking them to clarify what they need from us.

Ms. Mansolf said the proponent for the Ramona Air Center said Montecito Road did not go through to Rangeland and it was not shown in his exhibits as going past the Air Traffic Control tower. The map sent with this project shows a line going past the Air Traffic Control tower to Rangeland.

Mr. Simmons said the road runs next to the County airport project and the Ramona Air Center project. Is this easement public or private?

There was discussion on having someone from the County come and explain the differences between what was presented to us in the past with regard to the Airport, and what was before the RCPG.

**MOTION: RAMONA IS IN DEPERATE NEED OF A NORTH BY PASS, AND DUE TO CONFLICTING INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY REQUESTS, WE REQUEST SOMEONE FROM COUNTY AIRPORTS COME AND EXPLAIN/PRESENT THIS PROJECT TO THE RCPG.**

Upon motion made by Dennis Sprong and seconded by Chris Anderson the Motion **passed 14-0-0-0-1**, with Katherine L. Finley absent.

**12. SUBCOMMITTEE REPORTS**

**12-A: WEST/EAST (Mansolf) (Action Items)**

**12-A-1:ZAP 02-029w1, 16850 Old Survey Rd., 10.08 Acres. Verizon Wireless Emergency Generator to Existing Wireless Telecom Facility. 3 feet, 2 inches wide by 7 feet 11 inches long by 59 inches Tall. To be Powered by Diesel Auxiliary**

Ms. Mansolf gave the West Subcommittee report. Norm MacLeod had presented the project. The site burned in 2003 – the power fried. Verizon is proposing a modification to an existing minor use permit to include a back up generator as part of the site. The site will be maintained on a weekly basis. Fuel will be topped off periodically. The tank will be 132 gallons. This will provide a more reliable source of back up power if the power goes out to the site. Communications is extremely important during a disaster. Back up batteries are usually included as a back up power source, but

they don't last long. The top of the facility will be open, like that of the cell site now. The fuel tank will have a double wall. The cell site has 2 sectors. Access to the project is off Bandy Canyon Rd. and not through the Gildred Ranch. The easement is 10 feet wide. The noise of the diesel engine will be 65 db at the source. The law does not allow putting a diesel tank like this one underground.

Concerns identified were if the facility could meet the more restrictive noise requirement of Ramona (55 db) at the property line. Also, there were concerns that embers would collect within in the wall the generator is housed in and possibly ignite the fuel.

Since the meeting Ms. Mansolf talked to the Ramona Fire Marshall who confirmed that diesel tanks are usually double walled and filled with concrete between the 2 casings. So the tank should be safe in a fire. The applicant was present at the RCPG meeting to answer questions.

**MOTION: TO APPROVE.**

Upon motion made by Kristi Mansolf and seconded by Andrew Simmons, the Motion **passed 14-0-0-1**, with Katherine L. Finley absent.

**12-A-2:MUP 08-048, Major Use Permit for a Verizon Telecommunications Facility 14832 Highland Valley Rd., 11.64 Acres, Shields Property. Proposed Faux Palm Tree with 12 Antennas in 3 Sectors of 4 Each plus a Microwave Dish Antenna. Associated Radio Equipment will be within a 15 foot by 16 foot site Build Shelter With Stucco Finish with a 30 KWA Diesel Powered Generator to Provide Backup Electric.**

Ms. Mansolf gave the subcommittee report. Steve Chatfield had presented the project. The location is on Highland Valley where the road is a grade, about ¼ mile west of Bandy Canyon Rd. Verizon will provide communications and high speed internet at this site. The property is a commercial palm nursery. The proposal is for a faux 45 foot palm tree which will be placed in the midst of queen palms that are about 30 feet high. The equipment and tree will be enclosed within an open structure that will be stick built and stucco.. The tree will be about 100 feet off the road. There are trees and topography in the area so that the faux palm won't be as noticeable. The back up diesel generator will be within a block wall. The noise emitted will be 62 db at 2 locations. Mr. Chatfield said the microwave dish will be used.

Concerns identified were if the facility could meet the more restrictive noise requirement of Ramona (55 db) at the property line. Also, there were concerns that embers would collect within the wall the diesel generator is housed in and possibly ignite the fuel, but then again the Fire Marshall's information from the previous item dispelled that concern. The applicant was present to answer questions.

Ms. Osborn asked how close to the residence the facility will be?

Mr. Chatfield said it would be 300 yards away. The noise will be 65 db at 2 locations. It is 60 feet to the closest property line.

**MOTION: TO APPROVE.**

Upon motion made by Kristi Mansolf and seconded by Kathy S. Finley, the Motion **passed 14-0-0-1**, with Katherine L. Finley absent.

**12-A-3:AD 08-057 Barnes Barn and Hay Loft, Oversized Structure at 25174 Hwy 78.  
Barnes, Owner**

Ms. Mansolf gave the subcommittee report. Ms. Barnes has owned the property since 2000. After the horse barn was built, the roof was extended over the hay storage area creating the breezeway and increasing the square footage. The Witch Creek fire burned to their fences in 2007. They are trying to add onto the house. The County says they are allowed 2800 sq ft on their 8 acre parcel due to the breezeway. They are over this limit and need an administrative permit. They use one of the buildings for a shop and for tractor storage. All of their neighbors have signed off on the project.

There were no concerns expressed by the subcommittee.

**MOTION: TO APPROVE.**

Upon motion made by Matt Deskovick and seconded by Kathy S. Finley, the Motion passed 14-0-0-0-1, with Katherine L. Finley absent.

**12-A-4:AD 06-060RPL, Westphal Oversized Structure (Barn) on Rangeland Rd.  
Westphal, Owner**

Ms. Mansolf gave the subcommittee report. The owner was not present at the subcommittee meeting, but was at the RCPG meeting. The RCPG had seen this project in the summer of 2006 and had requested to see the replacement map when it became available. The County and Ms. Westphal are ready to close this case.

Mr. Gan lives in the project area and brought up some of the concerns at the subcommittee meeting that were brought up previously on 2006. He said that everything that has been done to the property has been well done. But he still has concerns about lighting in the proposed arena at night. There is no "O" animal designator in the area which would allow boarding and breeding. He feels there might be the potential for a commercial enterprise to be there in the future due to the size of the covered arena. Although Ms. Westphal may not pursue a commercial enterprise at the site, the next owner may. The arena is large for a 10 acre lot – it should be on 40 acres. How many horses will there be? How much manure? Landscaping may be needed to help the covered arena to blend in the area. He doesn't want the site to look industrial. He thinks sprinklers may be necessary to keep the dust down. Access will be off Rangeland. Possibly she can come in on the other side of her property. It will take big trucks to transport hay and supplies and also the horses. The turning radius needed for trailers is 20 feet.

Speaker: Rene Eckenroth, Ramona Resident

Ms. Eckenroth is Ms. Westphal's riding instructor. There are no lights and there will be no riding at night. The arena will always be watered. Ms. Eckenroth is sure Ms. Westphal will landscape. The property has been improved and will be improved even more.

Speaker: Richard McClellan, Ramona Resident

Mr. McClellan shares a property line with Ms. Westphal. Everything has been done well on the property so far. He is in favor of the project.



Speaker: Sabrina Suarez, Ramona Resident

Ms. Suarez supports the project. She said Steve Dowell has a 59 acre ag farm in the area with the "O" animal designator on his site. He has a large chicken barn and a stock barn and cattle. His property causes dust. Ms. Westphal's arena will be a private facility and not for public events. Her improvements will not cause dust.

Speaker: Jeff Gan, Ramona Resident

Mr. Gan said the design has been done well. He asked Ms. Westphal if a roof color was planned?

Ms. Westphal said the roof will be green, with the intent to blend into the area.

Mr. Gan 24,000 sq. ft. of arena under a roof is larger than some commercial facilities. The arena should be on a larger lot.

Speaker: Susan Summers, Ramona Resident

Ms. Summers is 300 yards from Ms. Westphal's property. She has concerns with what Ms. Westphal intends to do with the property and concerns about what will happen if Ms. Westphal sells the site. She doesn't want to see the ambience of the area change. She is also concerned with noise in the morning and the evening. She doesn't want the road degraded that others maintain with fees.

Speaker: Clyde Gain, Ramona Resident

Mr. Gain is also concerned with lights, the access to the site and noise. Ms. Westphal doesn't pay fees to maintain the road.

Speaker: Greg Roberson, Ramona Resident

Mr. Roberson said the use is appropriate for the area but the facility is dramatically larger. Mr. Roberson is a member of the Ramona Design Review Board. People voice their intent, but sometimes there is a change of views and a change of intent. There is nothing to prevent anyone from riding all night in the arena if it is built.

Ms. Anderson asked if the arena would be brown metal? She remembered the project to be a Major Use Permit the last time it was before the RCPG.

Ms. Westphal said colors are proposed. The project has always been an administrative permit.

Ms. Anderson said the arena feels out of scope of the area.

Ms. Westphal said she will have no horses other than her own. She won't be able to sell the property as commercial.

Ms. Anderson said the next owner may abuse the site commercially. The arena is large. She thinks the project needs more review for lighting.

Mr. Sprong said that with the exception of size, concerns would be mitigated with an accurate map. Other issues can be addressed besides size.

Ms. Westphal said as far as lighting – she will not ride past dinner. The County has rules. Lights won't be on at night.

Mr. Simmons suggested the Design Review Board look at lighting and landscaping.

Mr. Sprong said there is a code enforcement option if there is commercial activity.

Mr. Tobiason said projects like this are the backbone of Ramona.

Ms. Dorroh said the proposal is in harmony with the area. The County has a lighting ordinance. The project will be built to County standards.

Ms. Westphal said she doesn't have the "O" animal designator on the site.

Mr. Deskovick said that the ability to ride in something smaller will not work. More detail is needed. In a residential area, the roof should be colored. No roof color is shown. He would like the height of the arena to be lower. He does not feel the project needs to go to Design Review. Mr. Deskovick doesn't want to approve the project as proposed but would like more specific information on the map. He doesn't think lighting is an issue.

Mr. Anderson said there are 100 arenas in the community. Fifteen to 20 foot eaves don't throw light in people's yards.

Mr. Grimes said the applicant gave up a lot so far. She was asking for additional septic, but this is crossed off the map.

Ms. Anderson would like to see accurate plans. The roof is 26-1/2 feet high. The eaves are 20 feet. We should have an accurate plan to approve.

The Chair asked Ms. Westphal about the date of the plans. They are over a year old.

Ms. Westphal said the plans have been back and forth between the engineer and the County.

The Chair said that time has passed and there are loose ends. There is a responsibility to those impacted.

**MOTION: TO APPROVE.**

Upon motion made by Luauna Stines and seconded by Chad Anderson, the Motion **failed 5-8-1-0-1**, with Chris Anderson, Torry Brean, Matt Deskovick, Kathy S. Finley, Dennis Grimes, Kristi Mansolf, Andrew Simmons, and Dennis Sprong voting no, Vivian Osborn abstaining, and Katherine L. Finley absent.

**MOTION: TO REQUEST THE PROPONENT COME BACK TO THE RCPG WITH A CURRENT, COMPLETE SET OF PLANS TO ADDRESS ELEVATIONS, COLOR, THE LAND, LIGHTING AND ACCESS.**

Upon motion made by Luauna Stines and seconded by Andrew Simmons, the Motion **passed 13-1-0-0-1**, with Carolyn Dorroh voting no, and Katherine L. Finley absent.

**MOTION: TO SEND COMMENTS.**

Upon motion made by Kristi Mansolf and seconded by Chris Anderson, the Motion **passed 10-4-0-0-1**, with Torry Brean, Matt Deskovick, Dennis Grimes, and Luauna Stines voting no, and Katherine L. Finley absent.

**12-B: SOUTH (Stines) (Action Item)**

**12-B-1: AD 08-055, Pavlick Garage, Oversized Structure for Parking Motorhome, Board, Extra Vehicles, and Storage, 1760 sq. ft., 23625 Springwood Dr., SDCE**

Ms. Stines said the South Subcommittee approved the project and had no concerns. The owner was in attendance at the RCPG meeting to answer questions.

**MOTION: TO APPROVE.**

Upon motion made by Luauna Stines and seconded by Chad Anderson, the Motion **passed 14-0-0-0-1**, with Katherine L. Finley absent.

**12-C: CUDA/TRAILS & TRANSPORTATION (Simmons) (Action Items)**

**12-C-1: S08-026, Argleben Family Trust, Owner; 242 Pine St., 4.74 acres, M-54 Land Use Designation. Re-Rock Materials – Crushing for Recycling of Concrete, Asphalt, etc. (Combined Subcommittee Item)**

Mr. Simmons gave the T&T/CUDA report. The proponent came to the meeting and according to the County, the property is in the floodplain. The proponent said he will dedicate a trail easement. The subcommittee made a motion that there be an IOD for a trail alignment, none of which is shown on the map currently.

Ms. Anderson gave the Design Review report on this item. The site plan does not reflect any of the things they have asked for – gravel on the dirt road, slats on the fence, the water tanks, etc. All of the things requested need to be outside of the floodway and on the site map. The quantity of road base, the type of base, and the location of each type of road base, fencing, bathroom facilities – none of this is on the site plan.

The applicant was not at the RCPG meeting. The Chair said that the applicant is telling everyone that the other entities involved have approved his plans. There is an open code enforcement case on the site. The County has not approved anything. We gave him a conditional waiver in Spring of 2007. Nothing was done.

Mr. Anderson said that the site is like a wasteland.

Ms. Anderson said we want the applicant to show all operations outside of the floodway and floodplain. He showed us maps at one RCPG meeting from 1976.

**MOTION: TO DENY ON THE BASIS OF LACK OF DETAIL ON THE SITE PLAN.**

Upon motion made by Matt Deskovick and seconded by Andrew Simmons, the Motion **passed 13-0-1-0-1**, with Carolyn Dorroh abstaining, and Katherine L. Finley absent.

**12-C-2: TPM 20990RPL, 1521 Walnut St. (Between Alice St. and Brazos), 4 Lot**

**Subdivision on 4.22 Acres. RBF Consulting, Engineer; Turnkey Homes, Developer (Combined Subcommittee Item)**

Mr. Simmons said Cheryl Wegner gave him a letter from Maryanne Vancio, County Parks, asking DPLU and DPW for a trail to be located in the 10 feet of ROW being required for Walnut St. as this is an essential access route to the Santa Maria Greenway and Trail and imperative to ensure connectivity. This shouldn't cause problems for the developer because since the plans call for 10 feet of unimproved ROW, as long as it is not improved, it can be used as a pathway.

**MOTION: TO SEND THE LETTER FROM COUNTY PARKS TO DPLU AND DPW ON THE TRAILS ISSUE ON WALNUT ST.**

Upon motion made by Andrew Simmons and seconded by Matt Deskovick, the Motion **passed 14-0-0-1**, with Katherine L. Finley absent.

**12-C-3: Sunrise Villas Apartments, S06-009, Request by Applicant to Waive the Undergrounding of Utilities (Policy I-92). Condo Conversion. Bruce Steingraber, Architect (Combined Subcommittee Item)**

The Chair said Mr. Steingraber has asked for months to be on the RCPG agenda for the undergrounding of utilities for the site, and has never shown up. The Chair went to the open house for the project and was given a tour by Mr. Steingraber. The utilities are above ground and Mr. Steingraber is saying he does not intent to do any more work.

Ms. Anderson said the County didn't listen to us for this project. We should send a letter of disappointment to the County.

**12-C-4: Establishment of Floor Area Ratio (FAR) Square Foot Limit for Big Box Retail (T&T Item)**

It was suggested that this item go to the Design Review Board in the future.

**12-C-5: San Vicente Rd. Trail Proposal (T&T Item)**

Mr. Cahak came to the T&T meeting and said that San Vicente Rd. is going to be upgraded. He wants to ask the County how we can do the last little stretch from Wildcat Canyon Road to Gunn Stage Road. This would connect the Valley to the SDCE. We really need to get this last piece done, and since the equipment is already out there, can we get it done?

**MOTION: TO ASK THE COUNTY TO CONSIDER EXTENDING THE SAN VICENTE ROAD TRAIL PATHWAY ALL THE WAY PAST WILDCAT CANYON ROAD.**

Upon motion made by Andrew Simmons and seconded by Luauna Stines, the Motion **passed 14-0-0-1**, with Katherine L. Finley absent.

**12-C-6: Simon Park Trail Plan and Proposal (T&T Item)**

Per the T&T Subcommittee report, Joe Cahak would like to see the easements addressed going into Simon Park Trail, including a blue gate that is on County property on Creelman. Mr. Cahak would like to see a letter of support for finishing this small segment of the trail. A member asked from the end of Creelman, does the SANGIS show the easement there? Mr. Cahak replied that there was an

easement there. John Degenfelder said he would talk with the owner (John Souza) to see if he would object to removing the blue gate that blocks the easement, and we can revisit it next month to see if further action is needed.

**12-C-7:GP Update – Consideration of Trails and Circulation (T&T Item) – Not Addressed**

**12-C-8:Consideration of Draft Cell Site Standards (T&T Item) – Not Addressed**

**12-D: PARKS (Brean) (Action)**

**12-D-1:GP Update – Consideration of Trails and Parks – Not Addressed**

**12-E: GP Update Plan (Anderson) (Action Items)**

**12-E-1:Ramona Community Plan Update – Circulation and Mobility, Conservation and Open Space, Safety, Noise, Specific Plans and Special Study Areas. Consideration of Items Carried Over from 10-2-08**

Ms. Anderson said she did not have a meeting. She is still waiting for information on Circulation, Parks and the school information from the RUSD.

**12-E-2:Consideration and Recommendation on Draft Village Limit Line/Draft Rural Village Boundary (Carried Over from Special Meeting 6-19-08 and 7-3-08) – Not Addressed**

**12-E-3: AHOPE Comments from November, to Include Review of Draft Conservation Element, Review of Draft Open Space Element, and Review of History Draft Text – Not Addressed**

**12-F: DESIGN REVIEW (Anderson) – Update on Projects Reviewed by the Design Review Board**

Ms. Anderson gave the Design Review Board report. Signage and lighting were discussed for Your Money Store at 948 Main St. New plans reflect the bucket being removed from KFC. The DRB would also like the flood lights removed from the top of the building and they don't want the mug signs to be internally illuminated. At 620 Haverford, the waiver for the 3 cargo containers was approved.

**12-G: TOWN CENTER COMMITTEE (Brean/Simmons) Update on Town Center Committee Meetings – Report to RCPG**

Mr. Brean gave the report. There was discussion on the Target proposal. The Greenway River Park – putting treated water in the Santa Maria Creek – was also discussed. Mr. Wilsman said the water needs to be treated and diverted. There would need to be a concrete bottom to the Creek. There was discussion on center medians in the Old Town area. The Committee felt pocket parks could be on less than ½ acre.

**ITEM 13: ADMINISTRATIVE MATTERS (Chair)**

- A. Concerns From Members – None**
- B. Names Submitted for New Subcommittee Members (Action) – None**
- C. Agenda Requests**

The Chair had an agenda request from someone involved with Pony Baseball who was interested in applying for PLDO funds.

A T&T item relating to SDGE poles and public safety, addressed by T&T 11-18-08, to be put on the agenda December 4, 2008, agenda.

- D. Meeting date in January, 2009, to be 1-8-09 due to Holidays and Appointment of New Members by the Board of Supervisors on 1-6-09**

**ITEM 14: ADJOURNMENT – 10:35 p.m.**

Respectfully submitted,

Kristi Mansolf